



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



August 3, 2016

Richard J. Bruckner  
Director

TO: Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Laura Shell, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Diane Aranda, Principal Planner  
Special Projects Section

**Project No. R2015-02901-(5) – Conditional Use Permit No. 201500130**  
**RPC Meeting: August 3, 2016**  
**Agenda Item: 7**

The above-mentioned item is a request to authorize the construction and operation of a 120-bed senior (age 55+) residential care facility and commercial retail center with four buildings that consist of two drive-thru restaurants, a retail store and a gas station with a convenience store within the Neighborhood Business-Development Program (C-2-DP) Zone on 8.62 acres. The Conditional Use Permit will also ensure compliance with the Development Program that was previously approved as part of the Project No. 98-008 (West Creek). This request also includes an addendum to the Certified Environmental Impact Report (SCH No. 98021052) for West Creek.

On August 2, 2016 staff received the clearance letter (attached) from the Department of Public Works, and all outstanding County issues have now been resolved. Therefore, staff requests a continuance to August 17, 2016 to allow staff to prepare the necessary findings and conditions.

In addition, staff has attached recent correspondence received from residents within the surrounding community stating concerns of the proposed project in regards to the gas station's proximity to the existing school and residential, traffic and safety, and the driveways located along Rio Norte Drive and Vista Del Rio.

**SUGGESTED MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO AUGUST 17, 2016.**

SD: DA

Attachments



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 28, 2016

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Samuel Dea  
Zoning Permits Special Projects  
Department of Regional Planning

Attention Diane Aranda

FROM: Art Vander Vis  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201500130**  
**PROJECT NO. R2015-02901**  
**SOUTHWEST CORNER OF COPPER HILL DRIVE AND RIO NORTE DRIVE**  
**ASSESSOR'S MAP BOOK NO. 2810, PAGE 110, PARCEL NOS. 4, 5, 6, 15, 16, AND 17**  
**UNINCORPORATED COUNTY AREA OF VALENCIA**

Thank you for the opportunity to review the site plan and zoning permit application for the project located at the southwest corner of Copper Hill Drive and Rio Norte Drive in the unincorporated County area of Valencia. The proposed project consists of two restaurants with drive-through facilities, a commercial building, a convenience store with fuel pumps, and an assisted-living facility for 120 residential units. The assisted-living facility will require the approval of a Conditional Use Permit while the other components of the project are allowed by right.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Road

- 1.1 Record Tract No. 52455-15 for the removal of the building restriction prior to obtaining any permits from Public Works.

- 1.2 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices.
- 1.3 Construct driveways along the property frontage on Copper Hill Drive, Rio Norte Drive, and Vista Del Rio Drive to comply with Americans with Disabilities Act guidelines. Relocate any affected utilities including the existing street light and street trees.
- 1.4 Provide and continuously maintain adequate sight distance (10 feet minimum) from all proposed driveways to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions, such as landscaping, above 3.5 feet in height within a 10-foot sight triangle.
- 1.5 Construct a 5-foot-wide sidewalk along the property frontage on Vista Del Rio Drive. Additional sidewalk pop-outs in the vicinity of any above-ground utilities will be necessary to meet current Americans with Disabilities Act guidelines. Relocate any affected utilities.
- 1.6 Plant street trees, along the property frontage on Vista Del Rio Drive, to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 5 office, at (661) 947-7173 to obtain information regarding the desirable tree species to be planted along the property frontage. Any existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- 1.7 Comply with all of the requirements listed in the attached letter from Public Works' Traffic and Lighting Division dated August 2, 2016.
- 1.8 Submit a detailed signing and striping plan (scale: 1"=40') showing the extension of the left-turn lane on Rio Norte Drive, near the project's proposed westerly driveway, for review and approval prior to obtaining a grading permit. The proposed striping transition shown on the site plan is not necessarily approved.
- 1.9 Submit a traffic signal loop restoration plan (scale: 1"=20') for review and approval if damage to the existing traffic signal loop detectors at the intersection of Rio Norte Drive and Copper Hill Drive is expected to occur or occurs as part of construction activity.

- 1.10 Submit street improvement plans and acquire street plan approval before obtaining grading permit.
- 1.11 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

## 2. Grading/Drainage

- 2.1 Submit a grading and drainage plan for review and approval that complies with the approved hydrology study dated July 26, 2016 (or the latest revisions). The drainage and grading plans must provide for the proper distribution of drainage and for contributory drainage from adjoining properties by eliminating sheet overflow, ponding, and high-velocity scouring action. The plans need to call out the construction of at least all drainage devices and details and paved driveways; elevation of all pads, water quality devices, Low-Impact Development features (if applicable); and existing easements. Additionally, the applicant is required to obtain the necessary easement holder's approval for the proposed work.
- 2.2 Comply with all National Pollutant Discharge Elimination System, Storm Water Management Plan, and Water Quality requirements.
- 2.3 Provide a maintenance agreement/covenant for any privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.5 Provide permits and/or letters of non-jurisdiction from all State and Federal agencies. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the grading and drainage condition No. 2.1, please contact Mr. Cruz at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

For questions regarding the grading and drainage condition Nos. 2.2 thru 2.5, please contact Michele Chimienti of Public Works' Land Development Division at (626) 458-4910 or [mchimien@dpw.lacounty.gov](mailto:mchimien@dpw.lacounty.gov).

3. Flood Control

- 3.1 A connection/construction permit from the Los Angeles County Flood Control District is required for any new connection/modification/upgrade to existing Los Angeles County Flood Control District drains/facilities (PD No. 2365) prior to obtaining a grading permit. Plans must be submitted to Public Works for review and approval prior to a grading permit. Contact Public Works' Land Development Division, Encroachment Permits & Inspections Section, for submittal requirements and permit fees at (626) 458-3129.

For questions regarding the flood control condition, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4921 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov).

4. Water Supply

- 4.1 Comply with all the requirements stipulated by the local water purveyor. The attached Will Serve letter, issued by the Valencia Water Company, will expire on October 20, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

For questions regarding the water supply condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or [tkhalkh@dpw.lacounty.gov](mailto:tkhalkh@dpw.lacounty.gov).

Samuel Dea  
July 28, 2016  
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5. Building and Safety

- 5.1 Submit building plans to Public Works' Building and Safety Division, Santa Clarita District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact James Gustin of Building and Safety Division at (661) 222-2940 or [jgustin@dpw.lacounty.gov](mailto:jgustin@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Mr. Cruz at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:tb

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GAIL FARBER, Director

# COUNTY OF LOS ANGELES

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460  
IN REPLY PLEASE  
REFER TO FILE: T-4

August 2, 2016

Mr. William Kunzman  
Kunzman Associates, Inc.  
1111 Town & Country Road, Suite 34  
Orange, CA 92868

Dear Mr. Kunzman:

**FOUNTAINHEAD DEVELOPMENT  
CONDITIONAL USE PERMIT NO. 201500130  
PROJECT NO. R2015-02901  
ASSESSOR'S MAP BOOK NO. 2810, PAGE NO. 110,  
PARCEL NOS. 4, 5, 6, 15, 16, AND 17  
TRIP GENERATION COMPARISON (JULY 12, 2016)**

We reviewed the Trip Generation Comparison (TGC) report for the proposed Fountainhead Development project located on the south-west corner of Copper Hill Drive and Rio Norte Drive in the unincorporated Valencia area.

The proposed project contains a change in land use for an approximately 107,000 square foot portion of the approved West Creek Project (Tract Map No. 52455). The proposed project consists of two restaurants with drive-through facilities, a commercial building, a convenience store with fuel pumps, and an assisted living facility for 120 residential units.

The TGC report analyzes and compares the trip generation and Level of Service of the proposed project against the approved West Creek project.

According to the TGC report, the proposed project is not expected to significantly increase the Level of Service impacts already analyzed as part of the Traffic Impact Analysis for the West Creek project. We generally agree with these findings.


Based on the forecasts, the roadway improvements implemented by the West Creek project adequately accommodate the proposed project's change in land use. However, based on the revised site plan, the proposed project shall modify the roadway striping on Rio Norte Drive to accommodate northbound left-turn ingress movements at the project's driveway. Detailed signing and striping plans and traffic signal plans, as needed, shall be submitted to Public Works for review and approval.

Mr. William Kunzman  
August 2, 2016  
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If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER  
Director of Public Works

  
DEAN R. LEHMAN  
Assistant Deputy Director  
Traffic and Lighting Division

SR:la  
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bc: Land Development (Dubiel, Narag)



# Valencia Water Company



24631 Avenue Rockcreek • Valencia, CA 91355-3907

Telephone (661) 294-0528 • Fax (661) 294-3906

[www.valenciawater.com](http://www.valenciawater.com)

October 20, 2014

Ms. Massoud Esfahani  
County of Los Angeles, Department of Public Works  
900 S. Fremont Ave.  
Alhambra, CA 91803

**Notice of Water Availability**  
**Tract 52455-01**  
**Developer: Fountainhead Development**

Dear Mr. Esfahani:

The Valencia Water Company ("Valencia") has determined that water (potable and recycled) is available to serve the above-referenced project. Valencia agrees to operate the water system and provide service in accordance with the company's Schedules and Rules. The determination of water availability shall remain valid for two years from the date of this letter. Unless construction of the project has commenced within this two year time frame, Valencia is under no obligation to serve the project unless the developer receives an updated letter from Valencia confirming water availability.

Valencia has determined that the existing facilities (potable and recycled) and the additional facilities (potable and recycled) to be installed by Valencia through developer funding of this project will be adequate to serve this project and each of the individual parcels under normal operating conditions. These facilities will provide a fire flow of 5,000 gallons per minute at 20-psi residual pressure for 2 hours as required by the Fire Department.

Valencia requires that the project comply with the Company's Best Management Practices regarding water conservation. This program identifies water saving techniques, methods, landscape designs and internal water use practices that will achieve the Company's long term conservation goals described in its most current Santa Clarita Valley Urban Water Management Plan. Unless the project is constructed to Valencia's conservation standards, Valencia is under no obligation to serve the project.

If you have any questions regarding the above, please call me at (661) 295-6504.

Sincerely,

Keith Abercrombie  
General Manager

cc: Cris Pérez, Operations Manager, Valencia Water Company

**Diane Aranda**

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**From:** kunal kulkarni [kunaldkulkarni@gmail.com]  
**Sent:** Friday, July 29, 2016 1:51 PM  
**To:** Diane Aranda  
**Subject:** Re: Commercial Development on Copperhill and Rio Norte Drive

Hi Diana,

I am a resident of West Creek and wanted to let you know my concern about the commercial development on Copperhill and Rio Norte Drive.

The major concern I have is against the planned Gas station which is being constructed as part of the plan. We have 2 schools near by and I am concerned about the proximity. I am fine with coffee shop, eatery and Assisted Living facility.

Thank You  
Kunal Kulkarni

## Diane Aranda

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**From:** Jake Raymond [JRaymond@lfcu.com]  
**Sent:** Friday, July 29, 2016 12:59 PM  
**To:** Diane Aranda  
**Subject:** Proposed development on Copper Hill and Rio Norte in Valencia, CA

Hi Diana,

I am a resident in the West Hills community in Valencia and would like to express my concerns about the proposed development at the corner of Copper Hill in Rio Norte in Valencia. I am opposed to fast-food eateries such as el pollo loco or others being developed in such close proximity to schools and housing. I am also opposed to increasing the population density, which was not originally planned for or approved, by adding an assisted living facility to the neighborhood.

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Jake Raymond • Branch Sales Manager  
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Nationwide Mortgage Licensing Registry  
<http://www.nmlsconsumeraccess.org>  
NMLS ID 713474



## Diane Aranda

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**From:** Gary Takahashi [thegar@me.com]  
**Sent:** Sunday, July 31, 2016 10:16 PM  
**To:** Diane Aranda  
**Subject:** Copper hill Gas Station

Hi Diana,

I live in the Esperto community, just down the street from Rio Norte Jr. High, and think it's a terrible idea to have a gas station across the street. I can't think of a worse location for a gas station and just wanted to lodge my complaint. I'm very happy with the idea of a senior center there and the other retailers are fine as well. But, please, no gas station next to a junior high and in a residential area. That's my 2 cents. Thank you.

Respectfully,  
Gary Takahashi

**Diane Aranda**

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**From:** Liena H. McCord [smilin\_lh@yahoo.com]  
**Sent:** Thursday, July 28, 2016 1:06 PM  
**To:** Diane Aranda  
**Cc:** Liena H. McCord  
**Subject:** West Creek Development Concerns

Hi, Diane. I understand you are the person to contact if we have concerns with the development plans in West Creek in Valencia on the corner of Rio Norte and Copper Hill Road. I'm a resident of West Creek, near Rio Norte Middle School. I'm very concerned about the plan to build a gas station so close to the schools. My children attend an elementary school right up the street and i fear the crowd it will draw to our community, especially with a middle school even closer that will be even more vulnerable to such an exposure without the parents around. For this reason, I'd like to propose the elimination of this part of the plan and keep the gas station out of our community.

Thanks for your attention to this matter.

Liena McCord

Sent from Yahoo Mail on Android

**Diane Aranda**

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**From:** meenayeshala@gmail.com  
**Sent:** Saturday, July 30, 2016 10:48 AM  
**To:** Diane Aranda  
**Subject:** Regarding commercial complex by copper hill/ rio norte

Hello Diana,

I am a resident of west hills community in valencia by copper hill.

I feel the speed limit on copper hill is very high and the traffic on it is worsening every day.

The addition of a gas station so close to our homes seems to be the worst idea. Its going to worsen the traffic, increase pollution, eventually reduce the prices of homes and just a bad idea for it to be accessible for kids from the middle school. I also was wondering if some other fast food could be opened instead of El pollo loco.

Thank you for opening the case and hope they can open the gas station near the fire station instead.

Thanks,  
Meena